

**The Town of Selbyville  
Planning and Zoning Commission  
Minutes of Meeting March 23, 2022**

The meeting was called to order by Chairman Jay Murray at 4 o'clock p.m. Also in attendance were Mike Doyle, Mike West, Ken Madara and Town Manager Stacey Long. Councilman Richard Duncan was absent.

The meeting was properly posted.

**The first item on the agenda** was the consideration of Preliminary Plan Approval for a showroom, offices and an outbuilding for property located at 35 S Main Street, Tax Map 5-33-16.16 Parcel 102.00, owned by Alan Halle of AGH Real Estate Corporation. Councilman Murray stated that the property is located near the intersection of Lighthouse Road and South Main Street. Mr. Halle stated that the property, once zoned Residential, has been rezoned Historic Business. He proposes to build an office and showroom for his renovation company, as well as his custom home building company, designed after one of his model types. A pole building with similar architectural style will also be constructed on the property. DelDOT has required that they change the location of the outbuilding, moving it to the right side of the property. Stacey stated that the plan has been reviewed by Davis, Bowen and Friedel. Aside from standard comments, DBF is requiring that Mr. Halle update the sanitary sewer service connection to connect to the existing gravity line at least 4-feet from the existing manhole, and to obtain and provide a DelDOT Utility Permit for the service connection to the other side of the road. Stacey advised Mr. Halle that he provides the town with all the information and the town applies for the permit. She added that DBF has recommended preliminary site plan approval pending comment changes. She advised Mr. Halle to come back for Final Plan Approval when he has addressed Items 1. through 7. and when he has agency approvals in place. Mike West made a motion to approve the Preliminary Site Plan based on comments from the town's engineer. Motion seconded by Ken Madara and carried by all. **It is the recommendation of the Planning and Zoning Committee that the Mayor and Council approve this request.**

**The second item on the agenda** was the consideration of Site Plan Improvements to add a second drive-thru lane at McDonald's located at 38215 Dupont Blvd., Tax Map 5-33-16.15 Parcel 67.02. Steve Fortunato and Sandra Bruno from Bohler Engineering were in attendance representing the applicant. Mr. Fortunato stated that they are not proposing any other site improvements, entrance improvements or utility improvements. He stated that McDonald's overall goal is to utilize side-by-side drive-thru lanes, each with its own ordering queue, in order to improve efficiency. Mr. Fortunato noted that eight (8) parking spaces on the east side of the building will be eliminated to accommodate the additional lane. He stated that they have requested a Variance through the Board of Adjustment with a hearing scheduled in April. He stated that he is asking for a recommendation for approval from the Planning and Zoning Commission contingent on approval from the BOA. Mr. Fortunato added that, according to Code, the restaurant is required to have 42 parking spaces. It currently has 34 spaces and, if approved, will be dropping to 26 spaces. Mr. Fortunato stated that they do not anticipate parking issues, as most customers currently utilize the drive-thru feature. He clarified that there would be two ordering lanes and then traffic would funnel into one lane for payment and pick-up.

He added that they have addressed the single comment from review by the town's engineer. Stacey added that, normally, they would have their BOA Hearing before coming to the Planning and Zoning Commission but that they are on a time constraint, hoping to get started before the influx of summer traffic. She stated, should all town approvals be granted, McDonald's would have a 30-day appeals window before starting the project. Mr. Fortunato expressed his appreciation to the town for understanding their timeline. Mike West made a motion to approve the Site Plan Improvements as presented contingent on approval by the Board of Adjustment. Motion seconded by Mike Doyle and approved by all.

There being no further business to discuss, Mike Doyle made a motion to adjourn the meeting. Motion seconded by Ken Madara and carried by all.